164.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,000 / 905,000
					USE VALUE:	905,000 / 905,000
					ASSESSED:	905,000 / 905,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEMOS ROBERT A & ANNEMARIE
Owner 2:	
Owner 3:	
Street 1:	33 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEMOS ROBERT G & MAUREEN -
Owner 2:	LIFE ESTATE -
Street 1:	33 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,790 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2973 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4790.000	530,100		374,900	905,000
Total Card	0.110	530,100		374,900	905,000
Total Parcel	0.110	530,100		374,900	905,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.46 | /Parcel: 304.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 108396

GIS Ref

GIS Ref

Insp Date 06/12/18

Parcel ID 164.0-0001-0003.0

!12685!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	530,300	0	4,790.	374,900	905,200	905,200	Year End Roll	12/18/2019
2019	104	FV	409,500	0	4,790.	374,900	784,400	784,400	Year End Roll	1/3/2019
2018	104	FV	408,700	0	4,790.	332,000	740,700	740,700	Year End Roll	12/20/2017
2017	104	FV	349,400	0	4,790.	278,500	627,900	627,900	Year End Roll	1/3/2017
2016	104	FV	349,400	0	4,790.	278,500	627,900	627,900	Year End	1/4/2016
2015	104	FV	310,900	0	4,790.	241,000	551,900	551,900	Year End Roll	12/11/2014
2014	104	FV	310,900	0	4,790.	232,900	543,800	543,800	Year End Roll	12/16/2013
2013	104	FV	323,700	0	4,790.	221,700	545,400	545,400		12/13/2012

PRINT

Date	Time
12/11/20	02:45:09

LAST REV

Date	Time
06/27/18	11:19:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEMOS ROBERT G	65288-392		4/29/2015	Convenience	99	No	No		
LEMOS ROBERT G,	57804-316		11/7/2011	Convenience		No	No		
LEMOS ROBERT G	38115-291		2/27/2003	Family	1	No	No		
	16930-51		4/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	108396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2016	2155	Inter Fi	35,000	O				1ST FL RENO KITCH
9/7/2016	2156	Inter Fi	25,000	O				2ND FL REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Measured	336	PATRIOT
12/2/1999	Meas/Inspect	267	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4790		Sq. Ft.	Site		0	70.	1.12	8			Easemen	-5					374,862						374,900	

Total AC/HA: 0.10996 | Total SF/SM: 4790 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 374,862 | Spl Credit | Total: 374,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04488528
Const Adj.:	0.98000199
Adj $ / SQ:	174.078
Other Features:	129542
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720194
Depreciation:	190131
Depreciated Total:	530063

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

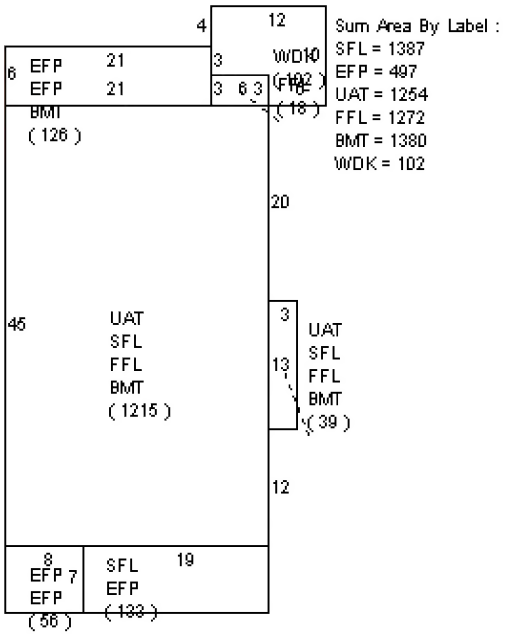
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.08
Special Features:	0	Val/Su Net:	107.05
Final Total:	530100	Val/Su SzAd	199.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,387	174.080	241,447
BMT	Basement	1,380	52.220	72,068
FFL	First Floor	1,272	174.080	221,428
EFP	Enclos Porch	497	32.050	15,928
UAT	Upper Attic	314	121.850	38,201
WDK	Deck	102	15.490	1,580

Net Sketched Area:	4,952	Total:	590,652

Size Ad	2659	Gross Are	5892	FinArea	2973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	